

**City of San Antonio**



**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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**February 18, 2020**

**1:00PM**

**1901 S. Alamo**

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**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

Joy McGhee, Chair, District 3  
John Bustamante, Vice-Chair, District 5  
Robert Sipes, Pro-Tem, District 7

| Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |  
Marc Whyte, District 10 | Patricia Gibbons, District 9 |  
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Xavier Toson, District 2

**1:00 P.M. - Call to Order, Board Room**

- **Roll Call**
- **Present: Romero, Bustamante, Greathouse, Gibbons, Sipes, Whyte, McDaniel, Toson, Kamath, Hui, McGhee**
- **Absent: McDaniel**
  
- Cesar and Jacqueline, SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE  
REGULAR ZONING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Cases*

**Pledge of Allegiance**

**Item #1 has been postponed to a later date.**

**COMBINED CONSENT AGENDA:**

**Item # 5** **(Continued from 01/21/2020) ZONING CASE Z-2019-10700308 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 6111, located at 906 South Navidad Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Historic Westside Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 9** **ZONING CASE Z-2019-10700335 S (Council District 3):** A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on P-15 and P-17, NCB 11166, located at 9931 Roosevelt Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered a neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 11**

**ZONING CASE Z-2019-10700342 (Council District 3):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 23.724 acres out of NCB 11156, generally located in the 12000 block of Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case Z-2019-11600103) (Lorianne Thennes, Planner, 210-207-7945, Lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Villa Coronado Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 12**

**ZONING CASE Z-2019-10700343 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) dwelling units and "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 15, Block 3, NCB 3066, located at 115 Chicago Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Riverside Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item #13**     **ZONING CASE Z-2019-10700344 (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 11, Block 3, NCB 15634, located at 5342 Gwenda Lea Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the no response from the Southwest Community Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 15**     **ZONING CASE Z-2019-10700346 S (Council District 2):** A request for a change in zoning from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash (for Site Plan Amendment) on Lot 14, NCB 10757, located at 1825 South WW White Road. Staff recommends Approval. (Lorianne Thennes, Planner, 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Dellcrest Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 16**     **ZONING CASE Z-2019-10700347 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 58 feet of Lot 18, Block H, NCB 647, located at 725 Virginia Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Denver Heights Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 18**     **ZONING CASE Z-2019-10700350 CD (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Auto and Light Truck Repair on Lot 12 and Lot 13, Block 2, NCB 10671, located at 255 & 259 South WW White Road. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 19**     **ZONING CASE Z-2020-10700001 CD (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing with Outside Storage on Lots 8, 9A, 10A, 11B, 14B and 15B, Block 14, NCB 15505, located at 2824 Southwest Loop 410. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Lackland Terrace Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 20**

**ZONING CASE Z-2020-10700002 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 5.224 acres out of NCB 17153, located at 14960 Judson Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Individual Consent #2**

**Item # 6**

**(Continued from 02/04/2020) ZONING CASE Z-2019-10700313 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the

west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 42 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Tobin Hill Neighborhood Association is in opposition.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Greathouse made a motion for a continuance to March 3, 2020

**Second:** Commissioner Sipes

**In Favor:** Bustamante, Sipes, Romero, Greathouse, Whyte, Gibbons, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Carried**

**Item # 14**

**ZONING CASE Z-2019-10700345 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber / Beauty Shop on Lot 15, Block 5, NCB 6176, located at 827 Viendo Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Los Angeles Heights Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item as presented.

**Motion:** Commissioner Greathouse motioned for a **continuance to March 17, 2020**

**Second:** Commissioner Sipes

**In Favor:** Greathouse, Sipes, Bustamante, Romero, Gibbons, Whyte, Kamath, Tosan, Hui, McGhee

**Opposed:** None

**Motion Granted**

**Individual Items:**

**Commissioner Greathouse recused herself at 1:22pm and returned at 1:45pm**

**Item # 2**     **ZONING CASE Z-2019-10700310 CD S ERZD (Council District 10):** A request for a change in zoning from "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory, "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outdoor Storage and "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Laboratory - Research or Testing on 2.99 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Emily Weissler, 112 E. Pecan, gave a short presentation of the project and spoke of the work and research put into the project. She stated they will comply with SAWS and all TECQ standards and was available for questions.

**No Citizens appeared to speak.**

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Whyte made a motion for **Approval with all SAWS conditions.**

**Second:** Kamath

**In Favor:** Whyte, Kamath, Romero, Bustamante, Toson, Hui, Sipes, Gibbons, McGhee

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Item #3**      **ZONING CASE Z-2020-10700029 CD (Council District 1):** A request for a change in zoning from “I-1” General Industrial District, “C-2” Commercial District, “MF-33” Multi-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged) to “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gas Station, “NC” Neighborhood Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, “R-3” Residential Single-Family District, and “R-4” Residential Single-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged), on 4.047 acres out of NCB, generally bounded by East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary’s Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)

Staff stated 55 notices were mailed to property owners within 200 feet, 7 returned in favor, and 1 returned in opposition and the River Road Neighborhood Association is in favor and 7 in favor and 1 opposed outside the 200’ radius.

**The Following Citizens appeared to speak.**

Arlene Fisher, Vice Chair River Road Neighborhood Association, spoke in favor  
 Jemma Kennedy, 509 River Road, spoke in favor  
 Patricia Pratchett, 733 E. Woodlawn, spoke in favor  
 Carlos Rodriguez Vidal, 101 Lindell Place, spoke in favor  
 Bill Leighton, 3506 N. St. Mary’s, spoke in favor  
 Matt Pepping, 3506 N. St. Mary’s, spoke in favor  
 Lucy Wilson, 130 Magnolia, spoke in favor

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Greathouse made a motion for **Approval with the removal of the Bombay Bike Club tract.**

**Second:** Gibbons

**In Favor:** Greathouse, Gibbons, Romero, Bustamante, Whyte, Hui, Toson, Kamath, Sipes, McGhee

**Opposed:** None

**Motion Carried**

**Item # 4** **(Continued from 02/04/2020) ZONING CASE Z-2020-10700020 HL (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association and 1 letter of support outside of the 200' radius.

Jessica Anderson, Office of Historical Preservation, gave a presentation regarding Item #4 and was available for questions.

**The Following Citizens appeared to speak.**

Ian Cochran, 2523 Old Trail Road, yielded time to Mark Granados  
 Michael Knoespel, yielded time to Mark Granados  
 Mark Granados, 4007 S. Flores, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee made a motion for **Approval as presented.**

**Second:** Sipes

**In Favor:** McGhee, Sipes, Hui, Romero, Toson, Bustamante, Greathouse

**Opposed:** Whyte, Gibbons, Kamath

**Motion Carried**

**Item # 7** **(Continued from 02/04/2020) ZONING CASE Z-2019-10700315 CD (Council District 6):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for an Office Warehouse (Flex Space) – Outside Storage not Permitted on 4.351 acres out of NCB 18285, generally located at 7531 Potranco Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no registered neighborhood association.

John Hewett, representative gave a short description for the need of the rezoning and was available for questions.

**The Following Citizens appeared to speak.**

Josephina P. Rodriguez, 1950 Stedwick Dr., yielded time to Kathy Klonek  
Kathy Klonek, 122 Stedwick Dr., spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Hui made a motion for Approval

**Second:** Whyte

**In Favor:** Hui, Whyte, Romero, Kamath, Toson, Bustamante, Greathouse, Sipes, Gibbons, McGhee

**Opposed:** None

**Motion Carried**

**Item # 8**     **(Continued from 02/04/2020) ZONING CASE Z-2019-10700331(Council District 3):** A request for a change in zoning from "C-1 CD MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of Vehicles Onsite to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 15 and Lot 16, NCB 10761, located at 2035 South WW White Road, 2037 South WW White Road, and 2041 South WW White Road. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600098) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Comanche Community Association and Jupe Manor Neighborhood Association.

Patrick Christensen stated the need for the rezoning and gave letters of support from the community. Jody Bailey Newman discussed her business and asked for support.

**The Following Citizens appeared to speak.**

Ruby Pittman, 4435 Boxwood Road, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee made a motion for Approval

**Second:** Bustamante

**In Favor:** McGhee, Bustamante, Kamath, Whyte, Toson, Gibbons, Greathouse, Sipes, Gibbons

**Opposed:** Romero

**Motion Carried**

**The Zoning Commission recessed at 3:20pm and reconvened at 3:27pm. Commissioner Romero did not return to the meeting.**

**Item # 10**

**ZONING CASE Z-2019-10700339 (Council District 2):** A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "RM-4 MLOD-3 MLR-1" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3A, 4A, 5A, 6A, and Lot 8A, NCB 10746, located at 126 Holmgreen Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 49 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no registered neighborhood association.

Buck Bensen, 126 Holmgreen Road, requested a 2 week continuance to March 3, 2020

**The Following Citizens appeared to speak.**

Shara Contreras, 135 Holmgreen, spoke in opposition  
Ed McGinnis, 751 Cresthill, spoke in opposition  
Epifani Becerra, 740 Cresthill, spoke in opposition  
Gary Pollack 174 Holmgreen, spoke in opposition  
Renee Pollack 174 Holmgreen, spoke in opposition  
Bellia Cardenas, 202 Holmgreen, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Toson made a motion for a Continuance to March 3, 2020.

**Second:** Whyte

**In Favor:** Toson, Whyte, Kamath, Hui, Bustamante, Greathouse, Sipes, Gibbons, McGhee

**Opposed:** None

**Motion Carried**

**Item # 17**     **ZONING CASE Z-2019-10700348 (Council District 5)** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial, with an Alternate Recommendation. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 3 returned in favor, and 1 returned in opposition and no response from the Historic Westside Neighborhood Association.

Robert Vera, Applicant was not present.

**The Following Citizens appeared to speak.**

Irma Hoffman, Historic Westside Neighborhood Association, was in support

The Commission asked staff questions concerning the request. Staff responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Bustamante made a motion for a **continuance to March 17, 2020.**

**Second:** Whyte

**In Favor:** Bustamante, Whyte, Hui, Toson, Kamath, Greathouse, Sipes, Gibbons, McGhee

**Opposed:** None

**Motion Carried**

**Item # 21**     **ZONING CASE Z-2020-10700004 CD (Council District 10):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on the west 35 feet of Lot 8 and the east 30 feet of Lot 9, Block 5, NCB 9045, located at 153 Bryn Mawr Drive. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner 210-207-7945, (Lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 12 returned in opposition and the Terrell Heights Neighborhood Association is opposed and 36 others outside the buffer are in opposition.

Chad and Sarah McNamara, applicants, gave a history and detailed presentation regarding their property. Mr. McNamara also gave several examples in the neighborhood.

**The Following Citizens appeared to speak.**

- Katherine Whitlow, 149 Bryn Mawr, spoke in opposition
- Patrick Torrey, 149 Bryn Mawr, spoke in opposition
- Mary Baker, 108 Chevy Chase, spoke in opposition
- James Gonzalez, spoke in opposition
- Richard Hartman, 137 Bryn Mawr, spoke in opposition
- Walter Brown, 206 Welsey, spoke in opposition
- Kay Kimble, 418 Meadow Lane, spoke in opposition
- Mark Deeds, 103 Devonshire, spoke in opposition
- Mark I. Unger, 132 Bryn Mawr, spoke in opposition
- Janet Grojean, 429 Bryn Mawr, spoke in opposition
- F. Donaldson, 111 Greenwich Blvd, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Whyte made a motion for **Denial**

**Second:** Greathouse

**In Favor:** Whyte, Greathouse, Bustamante, Sipes, Hui, Toson, Kamath, Gibbons, McGhee

**Opposed:** None

**Motion Carried for Denial**

**Approval of Minutes**

Consideration and Approval of the February 4, 2020 Meeting Minutes as corrected. Commissioner McGhee made a motion for approval which passed unanimously.

**Item # 4** Consideration of an appointment of a member of the Zoning Commission to serve as an Alternate for the Planning Commission Technical Advisory Committee for the remainder of a term to expire 04/26/2021

Staff asked the Commission for a nomination for Alternate to the Planning Commission Technical Advisory Committee for the remainder of a term to expire 04/26/2021

Commissioner Greathouse nominated Commissioner McDaniel for PCTAC Alternate

Chair McGhee asked for a voice vote on the nomination which passed unanimously.

**Adjournment**

There being no further business, the meeting was adjourned at 3:22 pm

